

Years since the last Plan was adopted has been a time of tremendous change:

- Old Town Transformation
- Fairfax Blvd. Planning
- New Public Facilities

Comprehensive Plan guides these efforts.

 Current Plan Review will build from where we are: Is Plan guidance sufficient?

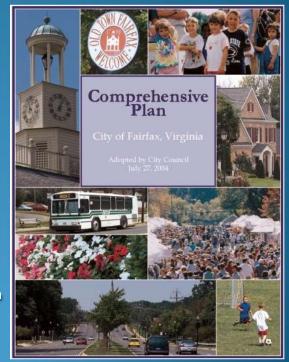
### **Tonight's Discussion**

 Prelude to in-depth discussions on Comprehensive Plan Update.

Looks at specific items achieved

since 2004 Plan was adopted.

 Food-for-thought for future discussions on visual preference and policies in updated Plan.



## Vision & Guiding Principles

- The Comprehensive Plan should protect, sustain, and enhance the desirable qualities of:
  - The City's residential neighborhoods;
  - The City's centers of commerce; and
  - The "small town character" in Old Town and throughout the City of Fairfax.

### Vision & Guiding Principles

- Guiding Principles Implemented by Promoting the Following:
  - Revitalization in declining neighborhoods and commercial properties;
  - Replacement of outdated facilities;
  - Attractive, traditional design;
  - Efficient movement of traffic along safely designed streets.

- Residential Development Since 2004:
  - 266 housing units completed or approved:
    - 146 detached houses
      - 39 detached houses in new subdivisions
      - 64 infill houses
      - 43 Pickett's Reserve houses completed after '04 Plan (subdivision approved before)
    - 120 townhouses
    - Many units approved, but not yet built:
      - Jaguar/Yorktown, Madison Mews, Preserve at Great Oaks.

- Retail Development Since 2004:
  - 119,000 net new square feet:
    - Old Town Village Retail (52,000 sf)
    - Fairfax Marketplace (19,000 sf)
    - Walgreen's (15,000 sf)
    - Fairfax Pointe (11,000 sf)
    - Chick-fil-A (4,000 sf)
    - 4 Bank Buildings (19,000 sf)
  - 30,000 sq. ft. pending.

- Office Development Since 2004:
  - 156,000 net new square feet:
    - Old Town Village Offices (91,000 sf)
    - Fairfax Surgical Center (27,000 sf)
    - 3801 University Dr. (26,000 sf)
    - National Pest Mgmt. Assn. (11,000 sf)
  - 18,000 sq. ft. pending.
- Hotel Development Since 2004:
  - Marriott Residence Inn (106,000 sf)

- Public Facilities Built Since 2004:
  - City of Fairfax Regional Library
  - Police Station
  - City Hall Annex
  - Sherwood Community Center
- Public Facilities Renovated:
  - Lanier Middle School
  - Fairfax High School



# A C Old Town Village



"...an opportunity for the City to closely guide future development on these central parcels in Old Town Fairfax and to catalyze additional residential and retail development." (p. 149)

"Old Town Fairfax should contain a variety of land uses, including specialty retail shops, restaurants, offices, residential uses, shared or public parking facilities, and open spaces."

(p. 161)

# A C Old Town Village



Old Town Development
"should also include
developing 'people places'
such as plazas, mini-parks
and other forms of usable,
public open space." (LU 4.1 p. 152)

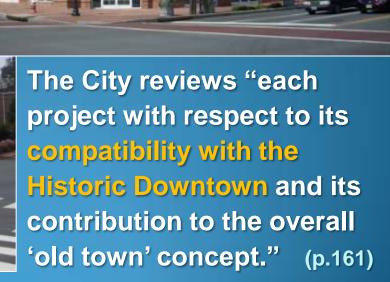
"...should be developed with a combination of commercial and residential uses that incorporates sufficient parking... to nearby restaurants, offices and retail establishments. (p. 161)



# A Old Town Village

"A continuous pattern of retail shops and restaurants along Old Town streetfronts should be developed."

(LU 4.4 p.153)



## Fairfax Marketplace



"...allow the redevelopment of existing big box properties to new uses more in harmony with the character of Fairfax."
(LU 3.2 p.152)

"...encourage building location along property frontages, with parking emphasized through placement along the side in the rear." (p. 164)

## A Chairfax Pointe 115



"Consolidation of parcels is encouraged ..."
(p. 164)

"...establish uniformity with respect to architecture and landscaping..." (p. 164)

#### **Comprehensive Plan Goal:**

#### **Economy**

Cultivate a diverse economy within the City that capitalizes on the City's assets, enhances its small-town character, and expands and strengthens the City's tax base.

# Ach Lodging ents

"...high quality hotels that provide lodging for the regional and local tourism trade are highly desirable." (p. 163)



"Establish new City events and expand existing events to encourage overnight stays... To support these events, additional... limited hotel lodging should be actively encouraged."

## A New Retailers

"Encourage the establishment of business sectors that are desirable and appropriate and that are currently underrepresented in the City ..." (EC 1.1 p. 49)







## Economic Development

#### Significant Economic Development Actions:

- Created Fairfax Boulevard Master Plan
- Formed Business Improvement District (BID)
- Continued success at Geo. Mason Incubator

"Essential to the revitalization of the Corridor is the establishment of an organizational structure that will oversee the interests of the businesses in that area."

(EC 1.4 p. 50)

### Economic Development

#### **National Recognition and Rankings**

• #3 Nationally on Forbes' "Top 25 Towns to Live Well."

Forbes: "A great place for entrepreneurs"

Our rate of sole proprietors per capita ranks in the top 1% nationwide.

S&P / Moody's Upgrade to AAA Credit Rating.

S&P: "...a city economic base that has remained strong throughout the recent recession."

Less than 5% of all cities nationally achieve the 'AAA' mark

#### Comprehensive Plan Goal:

### Housing

Promote a sound and diverse City housing stock that meets the evolving needs of residents in attractive, well-maintained neighborhoods.

Comprehensive Plan, p. 63

## Ach Residential 15

#### **NEW CONSTRUCTION:**

"Provide for move-up housing within the City" HOU-1.1 p.63



### ESTABLISHED NEIGHBORHOODS:

"Aggressively pursue activities that will result in the improvement of the City's neighborhoods."
HOU-2.4 p.64



## A New Residential





#### **SINGLE-FAMILY:**

- Mostly "Planned Developments" w/ proffers.
- Design, site layout, amenities, etc.



## New Residential







#### **TOWNHOUSES:**

- All recent projects are "Planned Developments" w/ proffers.
- Design, site layout, amenities, etc.

### New Residential



**INFILL DEVELOPMENT** 

"A clear set of principles is needed to be established and followed, leading to clear expectations of what constitutes a satisfactory infill development..." (p. 209)

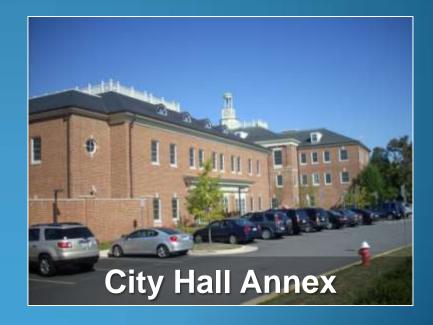


## A Public Facilities



"Plan and provide for investment in infrastructure improvements."
(PFS 3.3 p.87)

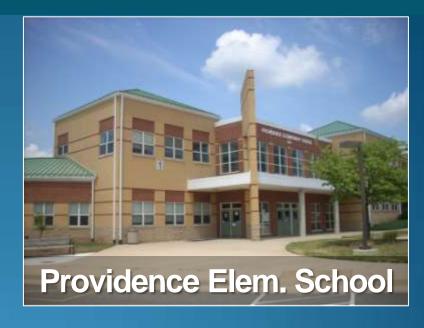




## A Public Facilities

#### **SCHOOLS:**

"Assure that the public educational needs of City residents are met."
(p. 85)





#### **SCHOOL RENOVATIONS:**

2000: Daniel's Run E.S.

2000: Providence E.S.

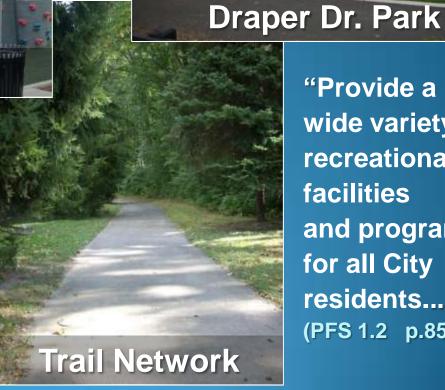
**2007**: Fairfax H.S.

**2009**: Lanier M.S.

### Parks



"..the Trails Committee should be reactivated to review current deficiencies of the system while providing recommendations for improvements." (PFS-2.1 p. 86)



"Provide a wide variety of recreational facilities and programs for all City residents..." (PFS 1.2 p.85)

## Comprehensive Plan Goal:

### **Open Space**

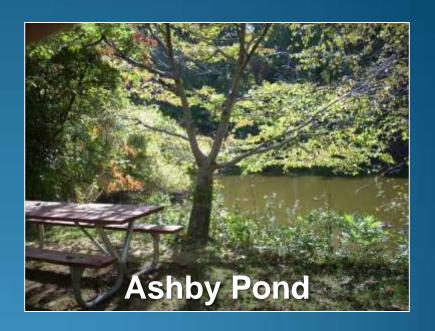
Ensure, on a continuing basis, the provision of adequate open space for health, recreation, and environmental purposes.

Comprehensive Plan, p. 93

# Ach Open Space 115

#### **OPEN SPACE ACQUISITION:**

"Target lands for purchase based on input received in meetings of the Open Space Citizens' Advisory Committee, City organizations and citizen input." (OS-1 p. 93)



#### Open Space Acquired and/or Improved since 2004:

- Stafford Property (now Stafford Park)
- Jester Property (now part of Providence Park)
- Pitts Property (now Rebel Run Park)
- Conrad Property (now Ashby Pond Conservancy)
- Grefe Property (now Ted Grefe Park)

#### Comprehensive Plan Goal:

#### **Environment**

Enhance the quality of life through policies and programs that respect the natural environment and protect the City's citizens from environmental hazards.

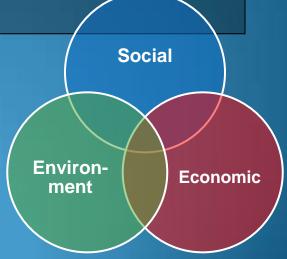
Comprehensive Plan, p. 33

## A Ch Environment 115

#### **Environmental Sustainability Committee:**

- Established 2010;
- 8 citizen/business members; facilitated by City Staff;
- Advises City policy on environment and energy conservation;
- Prepare report on City environmental actions;
- Assist in preparing Environment Chapter of Comprehensive Plan.

"Provide public education and encourage public involvement in environmental protection." (ENV-5 p.35)



### A Environment 1

#### **RECYCLING PROGRAM:**

"Refine the City's excellent recycling program to expand materials collected and use additional recycled materials..."

(ENV-5.3 p. 36)



#### Small businesses added to recycling program, 2009:

- All businesses submit recycling plan to City;
- Recycled materials include glass, plastics, aluminum, cardboard and paper;



#### **Comprehensive Plan Goal:**

## **Transportation**

Facilitate safe and convenient vehicular, pedestrian and bicycle circulation within the City while minimizing the adverse impacts of throughtraffic and automobile pollution.

Comprehensive Plan, p. 131

## AchieRoads ents



"Direct through-traffic to main arterials and improve levels of service at key intersections." (T-7.4.1 p.132)

"Improve the Old Town traffic flow so that it is a safer environment for vehicles and a pedestrianfriendly environment." (T-7.4.1 p.134)



## Ach Sidewalks en 15





# Ach Site Design



"Encourage exemplary site and building design, construction and maintenance."
(CA-3 p.103)



City applies "aesthetic guidelines and improved landscape standards to public and private development."

(p.96)



# Ach Site Design



"Incorporate design elements in public improvement projects that will set a positive example for the private sector."

(CA-3.2 p.103)





# Ach Signage ents

"Bring nonconforming signage into compliance with current regulations."

(CA-1.6 p.102)



**Ground-Mounted Signs** 



Proposed Zoning
Amendment would
allow City to
remove abandoned
nonconforming
signs.



#### **Comprehensive Plan Update**

- Food for Thought:
  - Is the pattern of development in the future similar or different than it is today?
  - Are the Guiding Principles still relevant?
  - Are recent developments consistent with the City's Vision, Goals, and Objectives?
- Upcoming Discussions:
  - Visual preference.
  - Policies in the updated Plan.